

# **\$8,485,000 - 1238acres Cr 1120, Meridian**

MLS® #4286678

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**\$8,485,000**

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 1238.83 Acres

BURWELL, Meridian, TX

NOW AVAILABLE, RARE & UNIQUE  
ROLLING Ranch, located in sought-out  
Bosque County also known as the Top of the  
Hill Country.

Ranch provides multiple sites of expansive  
panoramic hill views, elevation changes, open  
pastures, live oaks, 7 ponds & crystal-clear  
tree lined creeks with small waterfalls.

Location offers easy access with paved road  
frontage off a quiet County Road, just a few  
minutes from Meridian, 1.5 hours from DFW, 1  
hour from Waco, 2 hours from Austin. Nearby  
is recreational Lake Whitney, Kimball Bend  
Park off Brazos, & just 2 miles from Meridian's  
Iconic Vineyard Winery.

Prime investment & development opportunity.

One of a kind property offered at \$6,849/ac.  
**THIS WILL NOT LAST!**

UPDATE: 10 NEW WELLS: Water study  
producing good results with yield up to 30gpm-  
Study available upon request.

Minerals: Owned  
50% transfer, other 50% are negotiable.



## **Essential Information**

ListingFeed	abor_vow
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List Price	\$8,485,000
Sale Price	\$8,200,000
Sale Date	May 5th, 2022
Bathrooms	0.00
Acres	1,238.83
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### Community Information

Address	1238acres Cr 1120
Subdivision	BURWELL
City	Meridian
County	Bosque
State	TX
Zip Code	76665

### Amenities

Utilities	Electricity Available
View	Hills, Panoramic, Pond, Pasture, Creek/Stream, Trees/Woods
Waterfront	Creek, Pond, Stream

### Exterior

Lot Description	Gentle Sloping, Rolling Slope, Many Trees, Trees Large Size, Views, Waterfall
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### School Information

District	Meridian Isd
Elementary	Other
Middle	Other
High	Other